



East Hampshire Five Year Supply of deliverable land for Gypsy, Traveller and Travelling Showpeople Accommodation

(As at 31 March 2023)

Published 18 April 2023

1.0 Introduction

- 1.1 Planning Policy for Traveller Sites (PPTS) 2015 sets out the Government's planning policy for Traveller sites. It should be read in conjunction with the National Planning Policy Framework (NPPF).
- 1.2 Paragraph 10 of PPTS states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. PPTS defines a Traveller for planning purposes (PPTS, Annex 1: Glossary), which should be read alongside the Court of Appeal judgement: 'Lisa Smith -v- The Secretary of State for Levelling Up, Housing and Communities and Others' 2022.
- 1.3 This report sets out the five-year supply position in East Hampshire District (not including the area within the South Downs National Park) for Gypsy, Traveller and Travelling Showpeople at 31 March 2023. It will help inform the determination of planning applications where Gypsy, Traveller and Travelling Showpeople supply for pitches and/or plots is identified as a planning consideration.

2.0 Context

- 2.1 Current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in East Hampshire is documented in the East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2020 (GTAA). March 2020 is the base date of the GTAA. This is when the data was primarily collected.
- 2.2 The GTAA includes a list of sites and yards that were considered in the assessment (Appendix D of the GTAA). The list is as known at a point in time. Not all provision that is made is directly relating to those identified on the list. However, new private pitches gaining planning permission can be occupied by anyone meeting the conditions of the planning permission (most likely occupation by a Gypsy, Traveller or Travelling Showperson that meets the planning definition as specified in PPTS). As such, it is not possible for the local planning authority to monitor occupation of private pitches, or ensure that occupation is by those who have identified a need in the GTAA. The only exception is where a permission is conditioned for occupation by a particular person/family. This is not usually the case in East Hampshire district.

Table 1 - The need for Gypsy and Traveller pitches in East Hampshire (meeting the planning definition)

- 2.3 Note: the years period is referenced as 2020-2024, 2025-29 etc in the GTAA 2020. The base date of the GTAA is March 2020, and the year starts on 1 April 2020. As such, for the sake of calculating the five year supply, and to correlate with the base date, the years run as follows; 1 April 2020-31 March 2025, 1 April 2025-31 March 2029 etc (2020-2025, 2025-2029).

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of pitches	48	6	6	2	62

- 2.4 In addition, up to 4 pitches may be needed to account for unknown households (see GTAA for further explanation). This totals 66 pitches by 2036. To account for the 4 pitches, 1 additional pitch is added to each time period (see Table 2).

Table 2 - The need for Gypsy and Traveller pitches in East Hampshire (meeting the planning definition) accounting for unknown households

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of pitches	49	7	7	3	66

Table 3 - The need for Travelling Showpeople plots in East Hampshire (meeting the planning definition)

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of plots	36	4	4	2	46

- 2.5 In addition, up to 1 plot may be needed to account for unknown households (see GTAA for further explanation). This totals 47 plots by 2036. Based on the information collected from the GTAA, the 1 additional pitch is added to the year period 2030-34.

Table 4 - The need for Travelling Showpeople plots in East Hampshire (meeting the planning definition) accounting for unknowns

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of plots	36	4	5	2	47

- 2.6 Tables 2 and 4 provide the figures used for the calculation of the five year supply position.
- 2.7 For the purposes of this calculation, a site is considered completed when it is occupied, or when development works are completed to such a standard that the site is considered habitable (with or without the presence of mobile homes), or is for sale ready for occupation. Land for sale with planning permission, without development works having progressed to a habitable state, is not considered completed. Completions information is informed by visual site assessments where possible, contact with the planning agent/owner where possible and planning status (for example, a retrospective application where the site is already occupied, or a temporary permission is made permanent).

3.0 Conclusion

- 3.1 As at 31 March 2023, there is 2 years supply of deliverable land for Gypsy and Traveller pitches ($12 / 6.6 = 2$). There is a shortfall of 21 pitches over the next 5 years.
- 3.2 As at 31 March 2023, there is 0 years supply of deliverable land for Travelling Showpeople plots. There is a shortfall of 38 plots over the next 5 years.
- 3.3 At the date of publication of this position statement, there is:
- An application for 8 Gypsy and Traveller pitches (net 2 pitches) that was refused on which an appeal hearing is pending (scheduled for June 2023).

Table 5 - Calculation of Five Year Supply of deliverable land for Traveller Pitches

		Total	Annual
Requirement (minimum)			
A	GTAA Requirement (1 April 2020 to 31 March 2025)	49	9.8
B	GTAA Requirement (1 April 2025 to 31 March 2030)	7	1.4
C (a)	Completions 1st April 2020 to now (31 March 2023) GTAA Sites	19	
C (b)	Completions 1st April 2020 to now (31 March 2023) Non GTAA Sites	1	
D	Total Completions (Ca + Cb)	20	
E	Requirement to now (31 March 2023) (3 years)	29.4	
F	Under supply (D – E)	-9.4	
G	Requirement for 5 years (1 April 2023 to 31 March 2028) (see Table 6)	23.8	4.8
H	Requirement for 5 years (taking account of undersupply)	33.2	6.6
Supply			
I	Traveller pitches with planning permission not yet completed	12	
J	Total Supply (deliverable)	12	
Shortfall			
K	Against requirement	-21.2	
No. of years' supply			
L	Against requirement ($12 / 6.6 = 2$)	2	

Conclusion: As at 31 March 2023, there is 2 years supply of deliverable land for Traveller pitches ($12 / 6.6 = 2$). There is a shortfall of 21 pitches over the next 5 years.

Table 6 - Explanation of Row G (Requirement for 5 years)

Calculation of Requirement (1 April 2023 to 31 March 2028)		
1 April 2023 to 31 March 2025	2 x 9.8	19.6
1 April 2025 to 31 March 2028	3 x 1.4	4.2
Total		23.8

Completions 1st April 2020 to now (31 March 2023)

- 1 pitch completed at Briar Lodge, Willis Lane, Four Marks (56027, 56027/001 and 56027/018) (GTAA site)
- 1 pitch at 3 Briar Lodge, Willis Lane, Four Marks (56027/027) (GTAA site)
- 1 pitch at 2 Briar Lodge, Willis Lane, Four Marks (56027/028) (GTAA site)
- 2 pitches at Eagle Place, Queens Road, Liphook (36748/014) (GTAA site, listed as 'land east of Alderwood Cottage, Liphook – Eagles Place)
- 3 pitches at Hill Top Stables, Land east of Devils Lane, Liphook - Variation of condition 3 of 52747/012 to allow an increase number of families from 2 to 5, variation of condition 4 to allow an increase of caravans from 6 to 10 and variation of condition 10 to allow substitution of approved site layout with a new layout plan (52747/015) (GTAA site)
- 1 pitch at Land between Coombe Dell and Teazles, Alton Lane, Four Marks (58000/002) (GTAA site)
- 5 pitches at Land at Applewood, Queens Road, Liphook (57957) (GTAA site)
- 5 pitches at Janeland, Willis Lane, Four Marks (29336/008) (GTAA site)
- 1 pitch at Land and buildings south of Kingsley Tennis Centre, Forge Road, Kingsley (57573/006, retrospective) (non GTAA site).

Planning permissions granted for Traveller pitches but not yet completed

- 5 pitches at Stables at Bowleswood Farm, Grayshott Road, Headley Down, Bordon (Middle Common) (26218/081) (GTAA site, listed as 'Hillcrest Stables, Bordon') (commenced)
- 1 pitch at Land between Coombe Dell and Teazles, Alton Lane, Four Marks (58000/002) (GTAA site) (commenced)
- 4 pitches at Land adjacent to 1, Dean Field, Kingsley, Bordon (57963/001) (GTAA site) (commenced)
- 2 pitches at Land east of 14 Dean Field, Kingsley, Bordon (58934) (non GTAA site)

Pending planning applications

- 6 pitches at The Paddocks, Station Road, Bentley, Farnham, GU10 5JU (38963/004) (GTAA site)*

*Since granted planning permission, on 5 April 2023.

Table 7 - Calculation of Five Year Supply of deliverable land for Travelling Showpeople Plots

		Total	Annual
Requirement (minimum)			
A	GTAA Requirement (1 April 2020 to 31 March 2025)	36	7.2
B	GTAA Requirement (1 April 2025 to 31 March 2030)	4	0.8
C (a)	Completions 1st April 2020 to now (31 March 2023) GTAA Sites	0	
C (b)	Completions 1st April 2020 to now (31 March 2023) Non GTAA Sites	0	
D	Total Completions (Ca + Cb)	0	
E	Requirement to now (31 March 2023) (3 years)	21.6	
F	Undersupply (D – E)	-21.6	
G	Requirement for 5 years (1 April 2023 to 31 March 2028) (see Table 8)	16.8	3.4
H	Requirement for 5 years (taking account of undersupply)	38.4	7.7
Supply			
I	Travelling Showpeople plots with planning permission not yet completed	0	
J	Total Supply (deliverable)	0	
Shortfall			
K	Against requirement	-38.4	
No. of years' supply			
L	Against requirement ($0 / 7.7 = 0$)	0	

Conclusion: As at 31 March 2023, there is 0 years supply of deliverable land for Travelling Showpeople plots. There is a shortfall of 38 plots over the next five years.

Table 8 - Explanation of Row G (Requirement for 5 years)

Calculation of Requirement (1 April 2023 to 31 March 2028)		
1 April 2023 to 31 March 2025	2 x 7.2	14.4
1 April 2025 to 31 March 2028	3 x 0.8	2.4
Total		16.8